



LAKE FOREST PLACE

4445 Lake Forest Drive
Blue Ash, Ohio 45242

What SUCCESS LOOKS LIKE

This impressive 219,750 square foot office building offers seven stories of professional workspace complemented by exceptional on-site amenities. The property features a 50-person conference center ideal for meetings and presentations, and a fully stocked grab and go market/tenant lounge with soft seating and wifi. Ample parking ensures easy access for employees and visitors alike. The building's prime Blue Ash location places it within walking distance of Summit Park, diverse dining options, and a variety of local amenities, providing an ideal balance of workplace functionality and lifestyle convenience.

BUILDING HIGHLIGHTS

-  7 stories
-  219,750 SF
-  50-person conference center
-  Tenant lounge with vending machines
-  Ample parking
-  Walking distance to Summit Park
Restaurants and, other Blue
Ash amenities



Elevated WORKSPACE

Lake Forest delivers an elevated office experience through thoughtfully designed interiors and high-quality finishes. These move-in ready suites feature modern layouts that balance functionality with aesthetic appeal, incorporating elements like sophisticated flooring, contemporary lighting, and refined architectural details. Each space is crafted to reflect professionalism while providing the flexibility tenants need to make it their own, creating an environment where businesses can thrive and impress clients from day one.



Premium AMENITIES

Lake Forest Campus tenants benefit from premium amenities across both buildings. The fitness center provides 24/7 card access, while the conference room comfortably accommodates 50 people. Each building features contemporary cafe spaces with WiFi and flat screen TVs. High-end finishes and modern design allow prospective tenants to envision their ideal workspace.



Floor PLANS

FIRST FLOOR

SUITE 100 - 15,479 RSF AVAILABLE 4/1/26

SUITE 163 - 5,480 RSF AVAILABLE

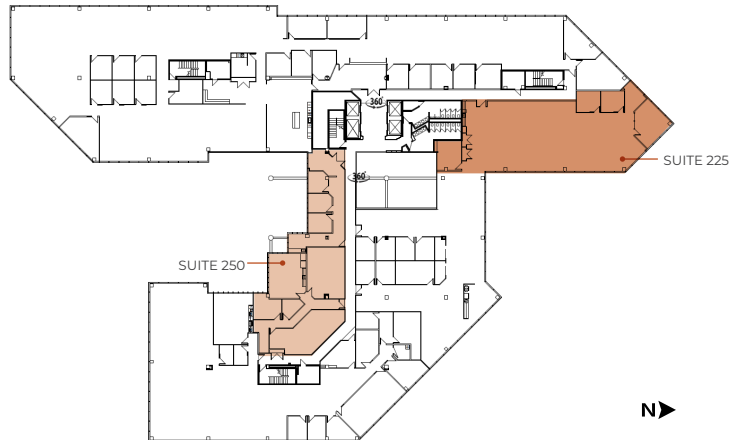
SUITE 175 - 2,441 RSF AVAILABLE



SECOND FLOOR

SUITE 225 - 3,665 RSF AVAILABLE

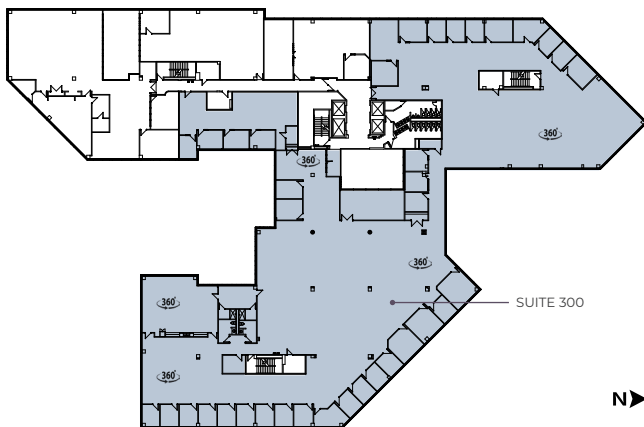
SUITE 250 - 3,782 RSF AVAILABLE



Floor PLANS

THIRD FLOOR

SUITE 300 - 40,715 RSF AVAILABLE

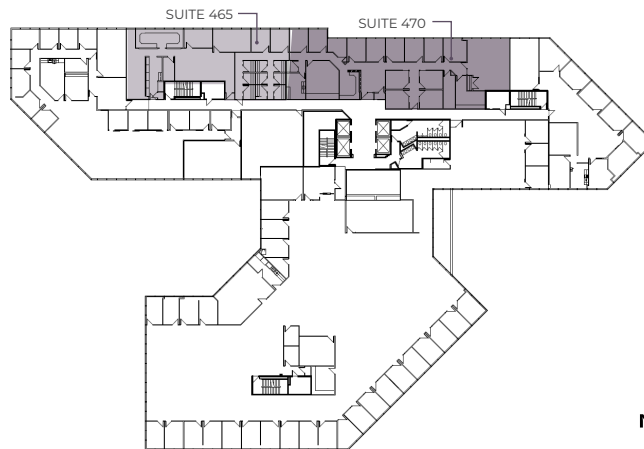


FOURTH FLOOR

SUITE 465 - 3,213 RSF AVAILABLE

SUITE 470 - 4,646 RSF AVAILABLE

7,859 RSF CONTIGUOUS



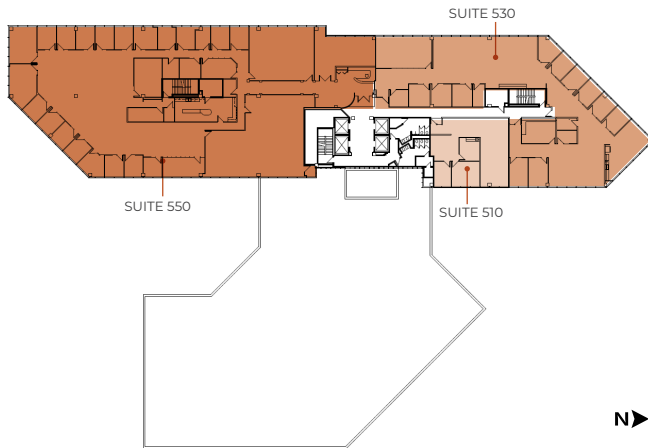
Floor PLANS

FIFTH FLOOR

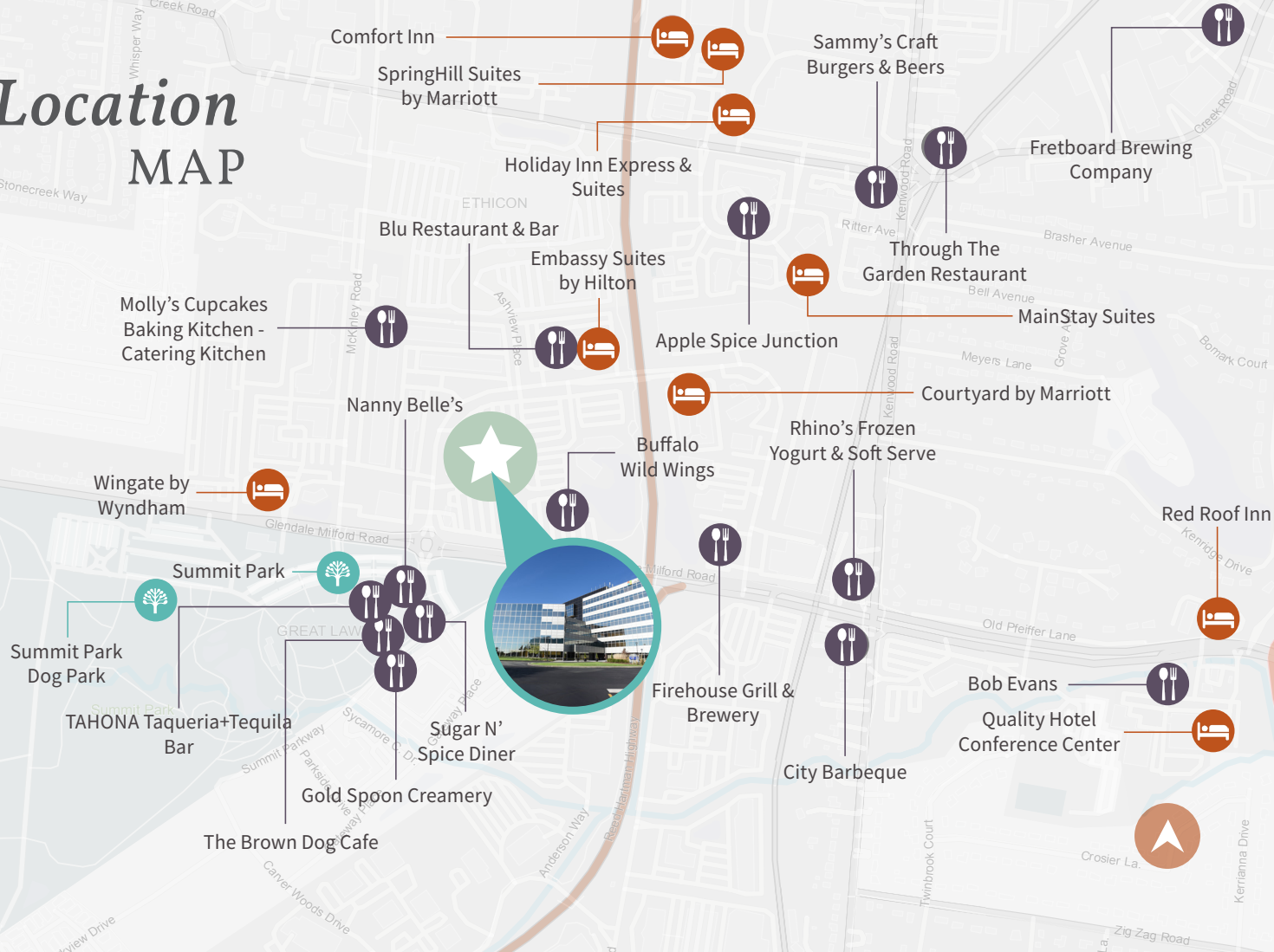
SUITE 510 - 1,653 RSF AVAILABLE

SUITE 530 - 7,188 RSF AVAILABLE 8/31/26

SUITE 550 - 14,143 RSF AVAILABLE 10/31/26



Location MAP



Summit Park DISTRICT

Summit Park spans 30 acres of premier parkland featuring a community pavilion, performance stage, observation tower, and winding walking paths through open meadows. The development includes five distinct districts—The District, Carver Woods, Parkside, Daventry, and Summit Park—offering integrated work, dining, retail, residential, and recreational spaces. Luxury apartments and single-family homes provide urban sophistication with access to top-rated school districts. Additional amenities include the Woodland Nature Preserve, Northeast Market Pavilion and Wine Garden, multiple playgrounds, nature playscape, skate park, sledding hill, dog parks, and extensive trail systems, all complemented by sustainable features like a rain-harvesting lake.





TODD PEASE

Tel: +1 513 297 2506
todd.pease@jll.com

MICHELLE KLINGENBERG

Tel: +1 513 719 3703
michelle.klingenberg@jll.com

BRITNEY AVILES

Tel: +1 859 743 7034
britney.aviles@jll.com

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